

15th November 2024



Ms Kayleigh Taylor
Havant Borough Council
Development Control
Public Service Plaza
Havant
Hampshire
PO9 2AX

P23-1017_L003v2 PL_TM

By email only

Dear Ms Taylor

**APP/24/00612 - Reserved Matters Application – Amended Documents
Land West of Old Manor Farm, South of Lower Road, Bedhampton (Phase 2)**

On behalf of the applicants, Bargate Homes Ltd and VIVID Housing Ltd, I am pleased to enclose amended plans and reports in support of the above reserved matters application. The full list of amended documents is set out as part of the updated application Document Schedule at Appendix A.

The revised submission has been prepared in response to comments from yourself and statutory consultees, as well as to align with Bargate Homes' latest internal standards and requirements. A comprehensive schedule of the applicant's responses to consultee comments is set out at Appendix C and a summary of the key changes that form part of this submission is set out below.

Architecture

Minor amendments to improve the overall appearance of the proposed development and meet Bargate Homes' requirements include changes to fenestration, brick detailing, weatherboarding, roof forms and cavity wall widths. Please see the Drawing Amendment Tracker at Appendix B for a full list of changes.

The layout plans have been updated to accommodate the increased external wall dimensions, updates to SUDS and landscaping schemes (see below) and to increase the size of the garage for plot 14 from a single to a double.

The landscaping and engineering plans have also been updated to align with the revised site layout plan.

An updated Coloured Site Layout will be provided shortly.

Drainage

In response to comments from the Lead Local Flood Authority and Southern Gas Network, the design of the swale in the south-west corner of the site has been revised to better accommodate flows to the outfall point.

Transport

In response to comments from the Highway Authority, a number of amendments have been made, clarifications provided, as set out in the i-Transport Technical Note dated 15th November 2024.

Ecology

In response to comments from Havant Climate Alliance and Havant Friends of the Earth, additional bird nesting features and bat roosting features have been added to the dwellings and bee bricks have been introduced. An updated Ecology Mitigation and Enhancement Strategy, prepared by Aluco Ecology, will be provided shortly.

I trust this provides you with a helpful overview of the revised plans and how the applicant has responded comprehensively to comments that have been made by yourself and consultees. As discussed, we trust that this will now enable you to reconsult ahead of taking the application to your January 2025 Planning Committee.

Should you have any queries or wish to discuss any matters arising, please do not hesitate to contact me.

Yours sincerely



Trevor Moody
Associate Planner
trevor.moody@pegasusgroup.co.uk

Appendix A – Reserved Matters Application – Documents Schedule Updated 15th November 2024

Nb. Documents in **red text** replace versions submitted previously – all other documents are as per original application submission. Reports and Drawings marked with * to follow under separate cover.

Reports

Report / Document	Author	Ref	Rev	Date
Application Form	Pegasus Group	-	-	31.07.20 24
CIL Information Form	Pegasus Group	-	-	14.11.20 24
Covering Letter	Pegasus Group	-	-	31.07.20 24
Planning Statement (inc. Affordable Housing Statement)	Pegasus Group	P23- 10 17	3	July 2024
Development Quality Standards Checklist	Pegasus Group	-	-	July 2024
Statement of Community Involvement	Pegasus Group	P23- 10 17	2	July 2024
Design and Access Statement	Thrive	BARG230 421	A	22.07.20 24
Accommodation Schedule	Thrive	BARG230 421	H	28.10.2024
CIL Calculations	Thrive	BARG230 421	B	11.11.20 24
Heritage Statement	SLR	425.065736.000 01	3	24.07.20 24
Flood Risk Assessment and Drainage Strategy	MJA	SS/210 433/6430	B	30.07.20 24
Drainage Strategy Technical Note	MJA	SS/23/0 157/6430		13.11.20 24
Surface Water Checklist	MJA	-	-	July 2024
Stage 1 Road Safety Audit	Traffic Management Consultants (via MJA)	-	A	15.07.20 24
Ecology Mitigation & Enhancement Strategy (EMES) *	Aluco	TBC	TBC	TBC
Biodiversity Net Gain Metric	Aluco	-	-	25.07.20 24
Nitrogen Budget Calculator & Plan	Bargate Homes	-	-	24.07.20 24
Noise Impact Assessment	24 Acoustics	R8907- 4	5	26.07.20 24
Transport Technical Note (new document)	i- Transport	SJ/ITB12174- 0 22		15.11.20 24
Supporting Drainage Info – For Reference				
Infiltration Testing Results	Geo- Env	GE20565/FG01/220 111		11.01.2022
Winter Monitoring Results	Geo- Env	GE20565		20.21.20 22
Winter Groundwater Monitoring Letter	Geo- Env	GE20565/WP01/220 40 1		01.04.20 22
Borehole Prelim Information Letter	Geo- Env	GE20814/WP01/220 429		29.04.20 22

Borehole Ground Investigation Letter	Geo- Env	GE20814/WP02/220518		18.05.2022
Ground Investigation Results (2 no. documents)	Geo- Env	GE20565		20 22
Winter Monitoring and Swale/Basin Locations	Geo- Env	GE21231/TM01/2210 14		14.10 .20 22
Surface Water Calcs	I- DRN			25.07.20 24

Plans

#	Plan	Author	Ref	Rev
Architectural Drawings – Layouts				
	Location Plan	Thrive	LP.0 1	A
	Coloured Site Layout *	Thrive	CSL.0 1	B
	Site Layout	Thrive	SL.0 1	B
	Affordable Housing Layout	Thrive	AHL.01	B
	Boundary Materials Layout	Thrive	BML.0 1	B
	Dwelling Materials Layout	Thrive	DML.0 1	B
	Parking Strategy Layout	Thrive	PSL.0 1	B
	Refuse Strategy Layout	Thrive	RSL.0 1	B
Architectural Drawings – Street Elevations				
	Street Elevations – Sheet 1	Thrive	SE.0 1	C
	Street Elevations – Sheet 2	Thrive	SE.0 2	C
	Coloured Street Elevations - Sheet 1*	Thrive	CSE.0 1	C
	Coloured Street Elevations – Sheet 2 *	Thrive	CSE.0 2	C
Architectural Drawings – House Types				
	House Type S2.1 (Block of 2) - Elevations	Thrive	HT.S2.1(2blk).e	C
	House Type S2.1 (Block of 2) - Floor Plans	Thrive	HT.S2.1(2blk).p	B
	House Type S2.1 (Block of 3) - Elevations	Thrive	HT.S2.1(3blk).e	C
	House Type S2.1 (Block of 3) - Floor Plans	Thrive	HT.S2.1(3blk).p	B
	House Type S3.2 (Block of 2) - Elevations	Thrive	HT.S3.2(2blk).e	C
	House Type S3.2 (Block of 2) - Floor Plans	Thrive	HT.S3.2(2blk).p	B
	House Type 2.1 (Block of 2) - Elevations	Thrive	HT.2.1(2blk).e	C
	House Type 2.1 (Block of 2) - Floor Plans	Thrive	HT.2.1(2blk).p	C
	House Type 3.1 A - Elevations	Thrive	HT.3.1 A.e	C
	House Type 3.1 A - Floor Plans	Thrive	HT.3.1 A.p	C

House Type 3.2 (Block of 2) - Elevations	Thrive	HT.3.2(2blk).e	C
House Type 3.2 (Block of 2) - Floor Plans	Thrive	HT.3.2(2blk).p	C
House Type 3.2 - Plans and Elevations	Thrive	HT.3.2.pe	C
House Type 3.6 - Elevations	Thrive	HT.3.6.e	C
House Type 3.6 - Floor Plans	Thrive	HT.3.6.p	C
House Type 4.1- Elevations	Thrive	HT.4.1e	C
House Type 4.1- Floor Plans	Thrive	HT.4.1p	C
House Type 4.2 - Elevations - Option 1	Thrive	HT.4.2.e1	C
House Type 4.2 - Elevations - Option 2	Thrive	HT.4.2.e2	C
House Type 4.2 - Floor Plans - Option 1	Thrive	HT.4.2.p1	C
House Type 4.2 - Floor Plans - Option 2	Thrive	HT.4.2.p2	C
House Type 4.5 - Elevations	Thrive	HT.4.5.e	C
House Type 4.5 - Floor Plans	Thrive	HT.4.5.p	C
House Type 4.6 - Elevations	Thrive	HT.4.6.e	C
House Type 4.6 - Floor Plans	Thrive	HT.4.6.p	C
House Type 4.7 - Elevations	Thrive	HT.4.7.e	C
House Type 4.7 - Floor Plans	Thrive	HT.4.7.p	C
Architectural Drawings – Garages			
Garage - Single - Floor Plan and Elevations	Thrive	GAR.01pe	A
Garage - Double - Floor Plan and Elevations	Thrive	GAR.02.1pe	A
Garage - Twin - Floor Plan and Elevations	Thrive	GAR.02.2.pe	A
Landscaping			
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1001	P05
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1002	P05
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1003	P06
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1004	P05
Specifications	Terra Firma	2255- TFC- 00- 00- DR- L- 1005	P05
Landscape General Arrangement (site wide)	Terra Firma	2255- TFC- 00- 00- DR- L- 1006	P04
Engineering – Drainage			
Drainage Strategy Layout	MJA	6430- MJA- SW- XX- DR- C- 001	P14
Engineering – Additional Drainage Info			
Survey Drawings 1-6, plus 'gas main, water main & perforated pipes' drawing (7 drawings in total)	Encompass	6NN3A	-
Greenfield Plan	MJA	6430- MJA- SW- XX- DR- C- 005	P1
Impermeable Areas	MJA	6430- MJA- SW- XX- DR- C- 006	P2
Engineering – Site Levels			
Levels Layout	MJA	6430- MJA- SW- XX- DR- C- 002	P5

Engineering – Highways			
Engineering Review and Vis Splays	MJA	6430-MJA-SW-XX-DR-C-003	P6
Refuse Tracking Layout	MJA	6430-MJA-SW-XX-DR-C-500	P6
Fire Appliance Tracking Layout	MJA	6430-MJA-SW-XX-DR-C-501	P6
SUV Car Tracking Layout	MJA	6430-MJA-SW-XX-DR-C-502	P5
Pump Station Tracking Layout	MJA	6430-MJA-SW-XX-DR-C-503	P4
Potential Visitor Parking Tracking Plan	MJA	6430-MJA-SW-XX-DR-C-504	P2

Appendix B – Thrive Architect’s Drawing Amendment Tracker

11th November 2024

Layouts and Street Elevations.

LP.01_A:

No amendments

SL.01-B:

House type site blocks adjusted to accommodate increased external wall dimensions. Plot 14 garage increased in size. SUDS and landscaping schemes developed.

BML.01 Rev.B:

Updated with SL.01.B.

DML.01 Rev.B:

Updated with SL.01.B.

PSL.01 Rev.B:

Updated with SL.01.B.

RSL.01 Rev.B:

Updated with SL.01.B.

SE.01 Rev.B:

Updated with SL.01.B. and house types amendments.

SE.02 Rev.B:

Updated with SL.01.B. and house types amendments.

House Types.

HT.2.1 Rev.C:

Internal layout amendments. Brick banding detail added at first floor level. Rear elevation amended to change arrangement of patio doors. External cavity walls increased to 350mm width.

HT.3.1-A Rev.C:

Internal layout amendments. Roof form amended to full hip. Brick banding detail added and herringbone detail amended. Rear elevation amended to change width of patio doors. Bay window size reduced. Window added to rear elevation serving the living room. External cavity walls increased to 350mm width.

HT.3.2(2Blk) Rev.C:

Internal layout amendments. Brick banding detail lowered. Rear elevation amended to change width of patio doors. External cavity walls increased to 350mm width.

HT.3.2 Rev.C:

Internal layout amendments. Roof pitch increased from 40 to 45deg. Brick banding detail lowered. Rear elevation amended to change width of patio doors. Window serving stairs added to side elevation. External cavity walls increased to 350mm width.

HT.3.6 Rev.C:

Plans amended to increase width of patio doors. Brick banding detail lowered. Rear elevation amended to change width of patio doors. Weatherboarding added to front elevation. External cavity walls increased to 350mm width.

HT.4.1 Rev.C:

Internal layout amendments. Brick banding detail lowered. Rear elevation amended to change width of patio doors. Patio doors to living room replaced with a window. Tile hanging added to gable elevations. External cavity walls increased to 350mm width.

HT.4.2-1 Rev.C:

Internal layout amendments. Brick banding detail lowered. Weatherboarding replaced with Tile hanging. External cavity walls increased to 350mm width.

HT.4.2-2 Rev.C:

Internal layout amendments. Brick banding detail lowered. Herringbone brick detail removed from front gable, purlin detail added. External cavity walls increased to 350mm width.

HT.4.5 Rev.C:

Internal layout amendments. Side projection eaves height raised. Brick banding detail raised. Herringbone brick detail removed from below ground floor windows. Fenestration amended in line with internal layout adjustments. Tile hanging added to gable elevations. External cavity walls increased to 350mm width.

HT.4.6 Rev.C:

Internal layout amendments. Brick banding detail lowered. Herringbone brick detail removed. Fenestration amended in line with internal layout adjustments. Entrance canopy extended to full width of front elevation. External cavity walls increased to 350mm width.

HT.4.7 Rev.C:

Internal layout amendments. Side projection set further back from front elevation and increased to accommodate garage and utility/boot room. Brick banding detail lowered. Fenestration amended in line with internal layout adjustments. External cavity walls increased to 350mm width.

HT.S2.1(2Blk) Rev.C:

Brick banding detail lowered. External cavity walls increased to 350mm width.

HT.S2.1(3Blk) Rev.C:

Brick banding detail lowered. External cavity walls increased to 350mm width.

HT.S3.2(2Blk) Rev.C:

Brick banding detail lowered. External cavity walls increased to 350mm width.

Ancillary.

GAR.01 Rev.A:

No amendments.

GAR.02.1 Rev.A:

No amendments.

GAR.02.2 Rev.A:

No amendments.

Appendix C – Schedule of Consultee Comments & Applicant’s Responses – 15th November 2024

Topic	Consultee / respondent	Date	Summary of comments / requirements	Applicant’s response
Layout & Design	Case Officer	17.07.24 (pre-application response)	In our meeting we discussed that we would like to see plot 14 mirrored to replace plot 8 to create a 'bookend' (if this could be achieved without amending the overall mix of the development).	Insufficient space to accommodate plot 14 house type on plot 8. .
			I am pleased to see Plot 1 has been reorientated to provide a more active frontage to the site. I understand from our meeting you are proposing House Type 4.2 Option 2. However, I would like to see a ground floor window in the side elevation to help with perceived natural surveillance.	There is adequate natural surveillance from plots 34 & 35 to this road
			With regards to Plot 35, the rear elevation would likely be visible within the streetscene. This elevation currently appears very flat, I encourage you to consider a rear access to pantry/utility to breakup the brickwork with fenestration.	Window added to ground floor and first floor window kept.
			I raised concern with the faux/bricked up window in gable end of Plot 25. You should explore internal reconfiguration and provide a window to increase natural surveillance over open space.	There are a total of 10 windows facing the open space which is considered adequate to provide natural surveillance. In addition, the internal configuration does not easily allow for a window to the en-suite/dressing room area.
			Likewise I would like Plot 43 to have greater outlook on to the open space (such as bigger living room window/ bed 2 window in side elevation, subject to this being satisfactory in the noise report).	These rooms already have larger windows on the other facades and there are concerns regarding noise impacts. The larger front and rear windows do allow views over the open space for natural surveillance.
			I am pleased to see from the elevation plans the development would appear tenure neutral, this would also need to be reflected in the proposed materials.	We confirm that it will be.
Heritage	HBC Heritage Officer	04.10.24	This design approach is very similar to the Phase 1 development, where it is evident that this works well and has resulted in high quality, interesting new housing, with high quality boundary treatments, which draws from the local context of an edge of settlement, semi- rural setting. The proposal would result in less than substantial harm to the setting and significance of Character Area 5 of the Old Bedhampton Conservation Area. However, this level of harm is reduced by some degree to 'low' on the spectrum, due to the proposed scheme comprising a cohesive, high-quality development, which is respectful of its context within the conservation area and semi- rural setting.	Noted.
			An objection has been raised against the failure to address the impacts the proposals on heritage and landscape settings, in particular, a historic route southeast of the Phase 1 and 2 sites, known as Narrow Marsh Lane. This feature is outside the red line for Phase 2 and does not form part of this application, which is likely the reason for its non- inclusion within the heritage statement for the application. Nonetheless, it is an important local historic feature, and it is therefore advised that the applicants	As noted, Narrow Marsh Lane falls outside of the red line for the Phase 2 site. This matter was considered as part of the appeal for Phase 1 (APP/X1735/W/20/3259067). There was no requirement for Narrow Marsh Lane to be reinstated as part of those proposals. Both the County Council’s Archaeologist and the Inspector were content that

			should reinstate this path, following the completion of construction work as an amenity for the local residents.	its reinstatement was not necessary, provided that conditions were secured requiring a preliminary archaeological survey, the investigation of any archaeological remains identified, and appropriate reporting and recording of those results. Such a condition was duly secured. It should also be noted that the Phase 1 Inspector confirmed that the layout showed “ <i>amended plot boundaries and landscaping adjacent to Narrow Marsh Lane to better accommodate the alignment of the track</i> ”, so no changes to the layout were required. The land immediately to the east of the garden fences forms part of the public open space for the development and is the responsibility of the Management Company.
	Historic England	19.08.24	No comment.	N/a.
Ecology	HCC Ecology	24.09.24	Ecologist is content that sufficient survey information has been used to inform the mitigation strategy. Development is not captured by mandatory BNG. A BNG assessment has been provided, showing that the various habitat creation and enhancement measures would result in an estimated 30% increase in habitat units and a c.688% increase in hedgerow units.	Noted
	Natural England	16.03.24 06.06.24	No objection subject to securing appropriate mitigation specified in the AA.	Noted.
	Hampshire Swifts	27.08.24	The EMES (section 5.3) says this development will have 5 swift boxes or bricks. Inadequate and not consistent with best- practice guidance.	Bargate's policy is to have a bird, bat or bee feature on every home. Ecology report has been updated with a note on provision and plan 1 illustrate what each dwelling will propose as well as indicate positions for features shown on elevation drawings.
	Havant Climate Alliance & Havant Friends of the Earth	16.09.24	It is planned to maintain habitats favourably for a minimum of 30 years, which is not enough.	'At least' 30 years is in accordance with Natural England guidance
			Should be more larger trees and tall hedgerow shrubs planted along the southern boundary with the rail line, to provide a dense barrier.	Restricted on planting to this boundary due to the railway and associated constraints (leaf litter, particular species etc). We have replicated what was proposed at Phase 1.
			Long term this may help to reduce noise from the trains and the A27, plus help cut air pollution, which must be very heavy on this site.	Vegetation doesn't mitigate noise.
			For the same reason we would also like to see the tree cover on the western edge being augmented to protect from the A3M junction.	Western edge vegetation is already substantial.

			6 bird nest boxes and 5 swift bricks or boxes are proposed across the site. We think there could at least one nest box or brick per house. Only 6 bat roosting structures are proposed for the site. We would like to see more.	Bargate Policy going forward will be to install bird and/or bat features on every Bargate home. We are also happy to include other features such as bee bricks, etc, as we are promoting ecological enhancements as a business. Ecology report has been updated with a note on provision and plan to illustrate what each dwelling will propose as well as indicate positions for features shown on elevation drawings.
			Bat friendly lighting is proposed. Perhaps red external lighting should be considered.	Porch lights (PIR) and rear light (switch) to each dwelling. No bollard lighting. Detail to be conditioned.
			Given the presence of hedgehogs, it is important that garden fences should have hedgehog holes to allow them to travel through the site.	Recommended within ecology report - see para. 5.3.3. All fences to new gardens should allow gaps or provide 'hedgehog highways' to allow continued access through the site. The gap in the fencing should be as a minimum 13cm x 13cm. Some suppliers provide fencing with 'hedgehog highway' gaps pre- built in.
Transport	HCC Highways	30.09.24	Comments relating to internal road network, vehicle tracking and visitor parking bay sizes.	Comprehensively addressed in i- Transport Technical Note (November 2024).
	Havant Climate Alliance & Havant Friends of the Earth	16.09.24	There should be a pedestrian/cycle link between the site and footway west of Lower Road (north – west corner of the site). This would allow more direct access to routes going westwards.	Such a link was not agreed at outline stage. A footpath in the northwest corner of the site was not sought and has not been secured, so it does not need to be provided as part of the reserved matters application. Even if there was potential to secure it now, as discussed at our first pre- application meeting, it includes land outside of the applicant's control, there is extensive existing vegetation and significant level differences. As such, it would not be a safe route ie. it would not accord with Secured by Design principles.
			Concerned about the risks of 43 extra households using the narrow dog-leg section of Lower Road. Agree with the RSA, that there should be negotiations with private householders to look at using a slice of their land for a pedestrian foot/cycle path. Failing this, negotiations should look at removing high vegetation on private land.	Outside of the scope of this reserved matters application. LPA/HCC matter.
			Should be regular maintenance of the alleyway from Lodge Road to Bedhampton Hill Road, to make this a more attractive alternative route for people to use.	LPA/HCC matter.
			There should be a pedestrian/cycle link between the site and footway west of Lower Road (north – west corner of the site). This would allow more direct access to routes going westwards.	Such a link was not agreed at outline stage. A footpath in the northwest corner of the site was not sought and has not been secured, so it does not need to be provided as part of the reserved matters application. Even if there was potential to secure it now, as discussed at our first pre- application meeting, it includes land outside of the applicant's

				control, there is extensive existing vegetation and significant level differences. As such, it would not be a safe route ie. it would not accord with Secured by Design principles.
	HBC Landscape Officer	05.09.24	To encourage sustainable transportation and active travel, we would want to see a shared footpath which connects to the existing network to the north west of the site on Bedhampton Hill.	See above.
			Concerns with the lack of off road pedestrian footpath provision around the site. Only units S2.1 and 4.2 can manoeuvre through the site without having to walk on the road. Given the scale of the site and the number of vehicles properties should have good off road pedestrian connectivity.	Follows the same principles as the first scheme. Please see i- Transport Technical Note (Nov 2024).
	HCC Countryside Service - PRow	21.08.24	No comment	N/a
	Ramblers Association	27.08.24	Concerned that the only pedestrian access is to the north east through the 'phase one' development. Suggest a pedestrian link be made from the proposed open space at the north west corner.	Access was agreed at outline.
	Case Officer	14.03.24 (pre-application response)	Request for additional visitor parking to be considered.	20 visitor parking spaces are distributed throughout the site, comprising 9 formal parking spaces and further informal on-street parking areas that can accommodate a further 11 visitor cars, as shown on the Parking Strategy Plan. The Potential Visitor Parking and Refuse Tracking Plan demonstrates how a refuse vehicle can safely pass visitor cars that may, on occasion, park on the street should the formal parking spaces be full.
Affordable Housing	HBC Housing Officer	01.11.24	69/31% tenure split found acceptable and application supported.	Noted.
			I would expect to see some of the new homes constructed to M4(2) and M4(3) standards to enable use by residents with disabilities/mobility needs.	We are not aware of any policy requirement for the provision of M4(2) dwellings. We note that the 'Specialist Housing Analysis' prepared by HBC (July 2020) states " <i>To address the need for wheelchair accessible dwellings, it is recommended that 2% of the overall housing provision on larger development sites (of 50 dwellings or more) meet the optional M4(3) standard in accordance with locally identified need.</i> " The application proposals fall below this threshold. Given the above, the applicant is not intending to provide dwellings of this type.
	Havant Climate Alliance & Havant	16.09.24	30% of housing will be "affordable". We would like to see the number increased to 40%, given the large number of households on the housing waiting lists.	Quantum of affordable housing agreed at outline stage. Havant Borough Council Local Plan policy is 30% provision.

	Friends of the Earth			
Landscape	HBC Landscape Officer	05.09.24	Phase 1 and 2 will provide a total of 93 dwellings and Field in Trust guidelines recommend a development of this scale the provision of LAP, LEAP and a contribution towards a MUGA.	Application is not part of a phased development. They are separate applications. Provision was secured in the outline consent (appeal). The scheme is providing a LAP and a LEAP. There is no requirement for a contribution towards a MUGA within th S106 for the outline permission.
			Where soft landscaping is used to break up massing of car parking we require trees to be planted to height and screening.	This has been done. We are happy to agree the location and species of trees as part of th application, but with full details to be agreed at discharge of conditi stage.
			SUDs form a part of the sites overall open space and should be designed to allow safe access and egress as such no slopes should be more than a 1 in 3 gradient	Gradients are no more than 1:3.
			The design of the play space for children and young people should consider the Havant Borough Council Open Space strategy: The strategy outlines that it follows Fields In Trust (FIT) guidelines.	Noted. Details to be conditioned.
	Active Wellbeing Team	19.09.24	Phase 1 and 2 combined will provide 93 dwellings. FiT guidelines recommend provision of a LAP, LEAP and contribution towards a MUGA.	Application is not part of a phased development. They are separate applications. Provision was secured in the outline consent (appeal). The scheme is providing a LAP and a LEAP. There is no requirement for a contribution towards a MUGA within th S106 for the outline permission.
			LEAP and LAP spaces could be creatively combined in one area on site by allocating appropriate space.	This has been done.

			Detailed design needed for the play space(s), including the equipment mix to encourage all ages and abilities. Detail how each area is inclusive and accessible for all. The proposal to create a natural play space is positive. Needs to be more substantive provision than the logs, balance beams and mounds suggested. Further detail on how other play experiences such as: swinging, spinning, climbing, bouncing, and sensory provision are to be provided. Further details on the robustness of materials to be used, their life expectancy, types of safety surfacing and whether fencing and gates are proposed. Detail on the ancillary items such as number and location of bins, seating areas and bike storage.	Details to be conditioned. Bike storage is to be provided in garages / sheds.
	Case Officer	17.07.24 (Pre-application response)	I note you are proposing a Golpla surface to plots 9 and 25, I still however have concerns with the extent of the hard landscaping, furthermore I note the hardstanding for plot 25 appears to be increased on the revised plans.	The extent of hard landscaping provided is to allow sufficient room for vehicles to manoeuvre within this space. See MJA tracking drawings. Golpla surface is proposed to provide a natural, softer approach to alleviate any concerns.
			I appreciate that full landscaping plans have not been provided at this stage, however, based on the layout plan it appears that there is also scope to improve soft landscaping adjacent hard boundaries, for example between plots 34 and 35.	This area is allocated for a service margin. Detailed landscaping to be conditioned.
Drainage	LLFA - HCC	12.09.24	Discharge point identified to a watercourse to the south west of the site - considered acceptable in principle.	Noted.
			Flows are directed using swales into a small basin prior to uncontrolled weir discharge overland into the watercourse. Concerns raised regarding final feature.	Queries to be addressed as part of the RM (condition 12) and updated report/drawings.
			No defined routing between the pond and the watercourse. Accepted that flows would naturally utilise this route.	Swale design has been revised.
			Presence of the adjacent railway needs consideration with confirmation of any required offsets in relation to standing water.	A 20m offset is required between any 'standing water' features and Network Rail land. The 20m offset between the attenuation basin and SE boundary with Network Rail land is provided for this reason. As such, Network Rail do not need to be consulted. Swales are permissible within the 20m offset area as they <u>do not hold</u> standing water, they merely convey/intercept it.
			The railway is also lower than the pond so additional features may be appropriate to ensure flows are directed towards the ditch.	Swale design revised to ensure flows are directed towards the ditch.

Railway	Network Rail		Network Rail requests the developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing.	Noted, and Bargate Homes will engage as necessary.
Gas	Southern Gas Network	19.08.24	There are high pressure pipelines in the vicinity of your proposed work area. SGN formally object to this planning application until such time as a detail consultation has taken place.	Consultation has taken place between MJA Consulting and Darren Jones from SGN Maintenance Pipelines West. .
Noise	Havant Climate Alliance & Havant Friends of the Earth	16.09.24	Planting a dense screen of trees along the southern boundary, and augmenting the tree cover in the west to reduce some of the noise and air pollution.	Vegetation will not mitigate noise.
Trees	HCC Arboricultural Consultancy	04.09.24	No objection.	Noted.
Sustainability	Havant Climate Alliance & Havant Friends of the Earth	16.09.24	Would like to see electric heat pumps installed. Preferably these should be ground source, rather than air source.	Bargate Homes intend to install air source heat pumps.
			There would be an opportunity to fit many of the homes with Solar PV or Solar Thermal panels.	Bargate homes intend to install solar panels.
			It is good that there are plans to limit water use to 110 litres per person per day. We suggest that systems to harvest grey water should be installed, and homes supplied with water butts.	Noted.
Community Infrastructure	HBC Community Infrastructure Officer	28.08.24	A schedule of accommodation has been provided, however a revised document is needed showing the GIA in sqm, by tenure. A CIL form 10 will be required prior to commencement if mandatory affordable housing relief is being claimed.	This has been provided. However, as a result of amendments to the scheme as part of this resubmission, an updated CIL form, CIL calculations and accommodation schedule have been provided.
			Solent Recreation Mitigation Strategy including monitoring is £37,586.85. This sum increases by the RPI on 1/4/25.	Noted.
Refuse	HBC Environmental Services	27.8.24	2026 food waste collections will be introduced, so consideration should be given to capacity for additional containers.	Noted.
Building Control	HBC Building Control	21.08.24	No comment.	N/a.

Water	Portsmouth Water	09.09.24	No comment.	N/a.
-------	------------------	----------	-------------	------